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**Layers Green Park**  
Chalfont St Peter, Buckinghamshire, SL9 8TJ



## £225,000 Not Applicable

A detached park home situated on an over 45 retirement complex, in a rural position on the outskirts of the Village. The park home has been extended, modernised and updated by the owners and an internal viewing is recommended. The accommodation comprises a hallway, open plan living room/kitchen, two bedrooms and a bathroom. Features include central heating, double glazing, garden areas, wooden garden shed and off road parking for two cars. The park home is within walking distance of the Village centre with all it's amenities and is close to Gerrards Cross Village and train station. NO UPPER CHAIN.

### Ground Floor

#### Entrance lobby

Door with opaque double glazed glass insets. Laminate flooring.

### Lounge/Kitchen

21' 10" x 9' 8" (6.65m x 2.95m)  
Triple aspect room with double glazed windows overlooking side aspects and front. Modern fitted kitchen with wall and base units. Work surface with tiling over. Stainless steel sink unit with mixer tap and drainer. Built in oven. Four ring electric hob with extractor hood over. Fitted fridge/freezer. Radiator. Laminate flooring. Casement door with opaque double glazed glass insets leading to side.

### Bedroom One

15' 0" max x 10' 5" max (4.57m x 3.17m) L shaped double aspect room with double glazed windows overlooking side and front aspects. Coved ceiling. Radiator.

### Bedroom Two

7' 4" x 6' 6" (2.24m x 1.98m)  
Radiator. Double glazed windows overlooking side aspect.

## Bathroom

6' 6" x 5' 8" (1.98m x 1.73m)

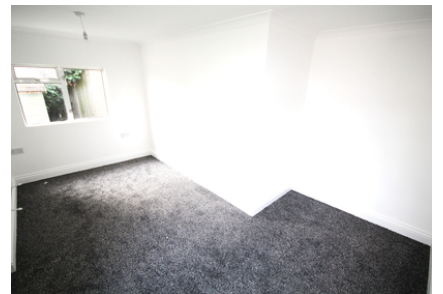
Partly tiled with a white suite incorporating bath with mixer tap and shower attachment, WC, and wash hand basin with mixer tap and tiled splash back. Expel air. Heated chrome towel rail. Opaque double glazed window overlooking side aspect.

Draft details awaiting vendors approval.

## Outside

### Garden

Artificial grass area and natural grass area. Wooden garden shed. Outside tap. Off street parking for two cars.



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